

**REGULAR MEETING
TOWN OF BOZRAH
PLANNING AND ZONING COMMISSION
September 13, 2018**

Chairman Seymour Adelman called a regular meeting of the Town of Bozrah Planning and Zoning Commission to order at 7:30 PM, at the Bozrah Town Hall, on Thursday September 13, 2018.

Members present: Seymour Adelman (Chm.), Stephen Seder, Stephen Gural, Scott Barber, Nancy Taylor, Steve Coit (alt.), Manny Misarski (alt.).

Members absent: None.

Others present: Darren Hayward (CLA Engineers – consultant to applicant), Ray Barber (resident), Tom Weber (Zoning Enforcement Officer, Wetlands Agent, Building Official), Sam Alexander (Town Planner/SCCOG).

1. Review and approve the minutes of the August 9, 2018 regular meeting.

Seymour Adelman called the meeting to order at 7:30pm.

Stephen Seder made a motion to accept the August 9, 2018 regular meeting minutes as presented. Scott Barber seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

2. Review correspondence pertaining to agenda items.

There was none.

3. Hear the report of the Zoning Enforcement Officer.

Tom Weber explained that Bozrah Senior Living has submitted almost all required building plans. T. Weber stated he and the Fire Marshall are reviewing plans.

T. Weber discussed Core Plus Credit Union moving into the building formerly occupied by Rose City Cycle.

The Commission asked for an update on The Animal Experts (290 Fitchville Road). Sam Alexander explained that The Animal Experts have not yet submitted an application for zoning text amendments. The Commission asked S. Alexander to request an application by the October meeting.

4. New Business.

a. Norwich Public Utilities: Floodplain Permit/Site Plan – Construction of a water main and support structure to span Trading Cove Brook at Noble Hill Road. Project is located in the 100-year floodplain (FEMA A Zone).

Darren Hayward, P.E. (CLA Engineers) presented the project on behalf of Norwich Public Utilities (NPU).

D. Hayward explained that the application was one component of a water main extension and rehabilitation project (Stony Brook Transmission Main Rehabilitation – Phase I) and gave an overview of the water main rehabilitation project. The Commission and D. Hayward discussed the water main extension and rehabilitation project.

D. Hayward stated that the application requires Planning & Zoning Commission approval, by way of being located in the 100-year floodplain, specifically the “A Zone” of Trading Cove Brook as depicted on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

D. Hayward explained that the Town Planner reviewed the application. D. Hayward explained the process for estimating the Base Flood Elevation (BFE) and that the water main is to be elevated above BFE for the portion crossing the brook. D. Hayward explained the support structure for the water main and its location. D. Hayward explained the location of the expected “floodway” and CLA Engineers’ belief that the project is located outside of the expected path of floodwaters.

S. Barber made a motion to approve the application as presented. S. Seder seconded the motion.

VOTE UNANIMOUS – MOTION APPROVED

5. Public Comment Period

Ray Barber (resident) distributed newspaper articles related to a proposed housing development in the Town of Griswold. The Commission discussed the Town’s current stock of affordable housing and status relative to Section 8-30g of the Connecticut General Statutes. The Commission requested that S. Alexander provide more information on the Town’s affordable housing stock for discussion at the October meeting.

6. Review general correspondence.

The Commission discussed an opinion from the Town Attorney, which stated the Stipulated Judgement affecting Acorn Acres Campground still applies today.

7. Such other business as the commission may vote to hear.

S. Alexander reviewed an expected application for re-subdivision on Gifford Lane.

The Commission discussed truck traffic from Stockhouse Road onto Fitchville Road.

S. Barber made a motion to adjourn the meeting. Nancy Taylor seconded the motion. The meeting was adjourned at 8:27 PM.

Respectfully submitted,

Samuel Alexander (acting secretary)
Town Planner/SCCOG